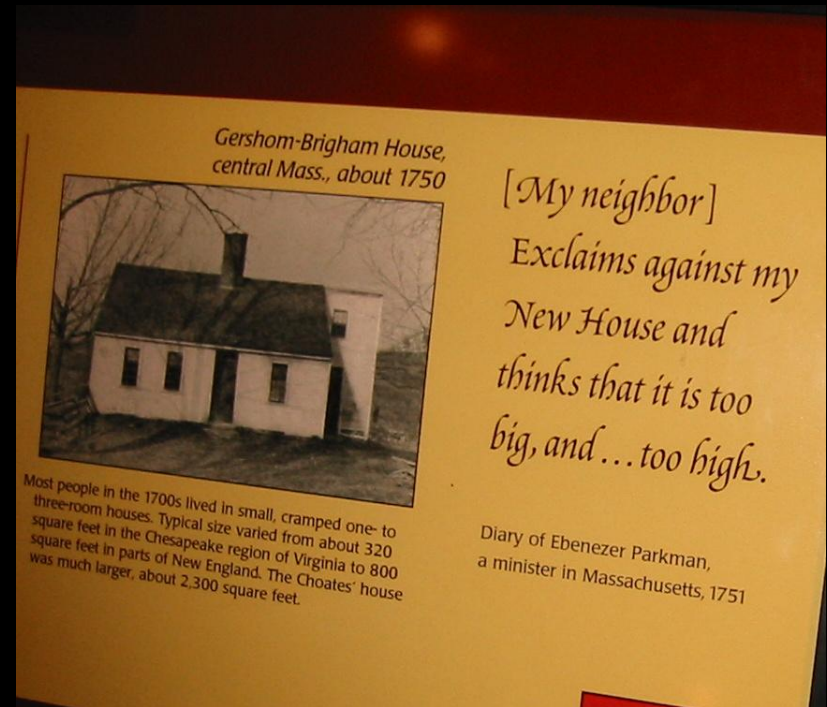


# Residential Lot Mergers



Planning Commission  
Discussion Item  
June 6, 2013



# Planning Commission Direction



1. Revise required findings
2. Proportional setbacks
3. Maintain pre-merger floor area limits
4. Avoid creating nonconformities
5. Exempt substandard lot mergers
6. City-wide application
7. Mergers of more than 2 lots

# Required Findings



Section 19.68.030 (H):

5. The lots as merged will be consistent with the surrounding pattern of development and will not create an excessively large lot that is not compatible with the surrounding development.

# Example



5. The lots as merged will be consistent with the pattern of development in the vicinity and will result in a lot width, depth, or orientation, or development site that is not compatible with the adjoining and adjacent development. In making this finding, the review authority may consider the following:
  - a. Whether the merged lots would significantly deviate from the development pattern of adjoining and adjacent lots in a manner that would result in a material detriment to the use and enjoyment of other properties;
  - b. Whether the merged lots would be consistent with the character or general orientation of other lots in the vicinity.
  - c. Whether the merged lots would be conforming or in greater conformity with the minimum lot width and area standards for the Zoning District.

# Example



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  - c. Whether the merged lots would be conforming or in greater conformity with the minimum lot width and area standards for the Zoning District.

# Tucker's Tweaks



5. The lots as merged will be consistent with the pattern of development nearby and will not result in a lot width, depth or orientation, or development site that is incompatible with nearby lots. In making this finding, the review authority may consider the following:
  - a. Whether development of the merged lots could significantly deviate from the pattern of development of nearby lots in a manner that would result in an unreasonable detriment to the use and enjoyment of other properties;
  - b. Whether the merged lots would be consistent with the character or general orientation of nearby lots; or
  - c. Whether the merged lots would be conforming or in greater conformity with the minimum lot width and area standards for the Zoning District.

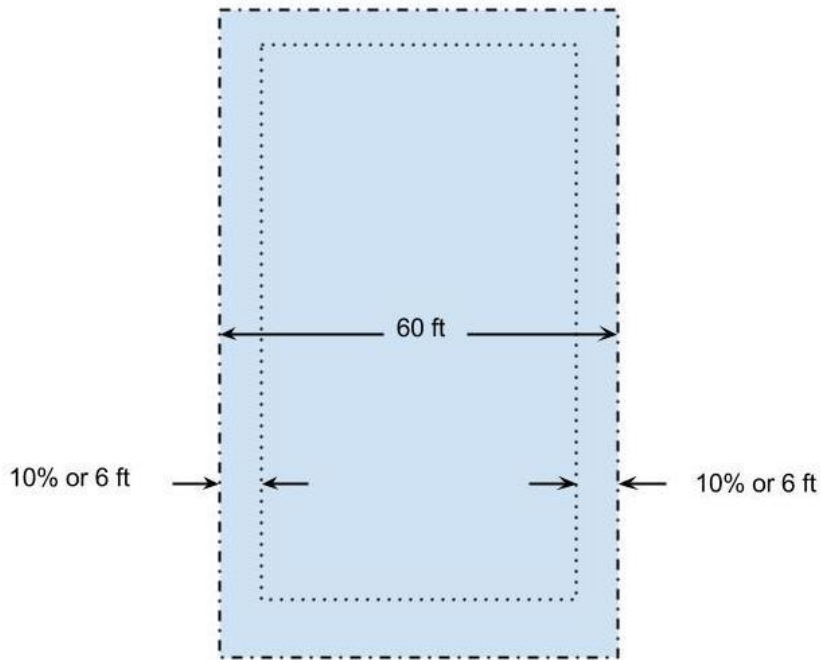
# Tucker's Tweaks



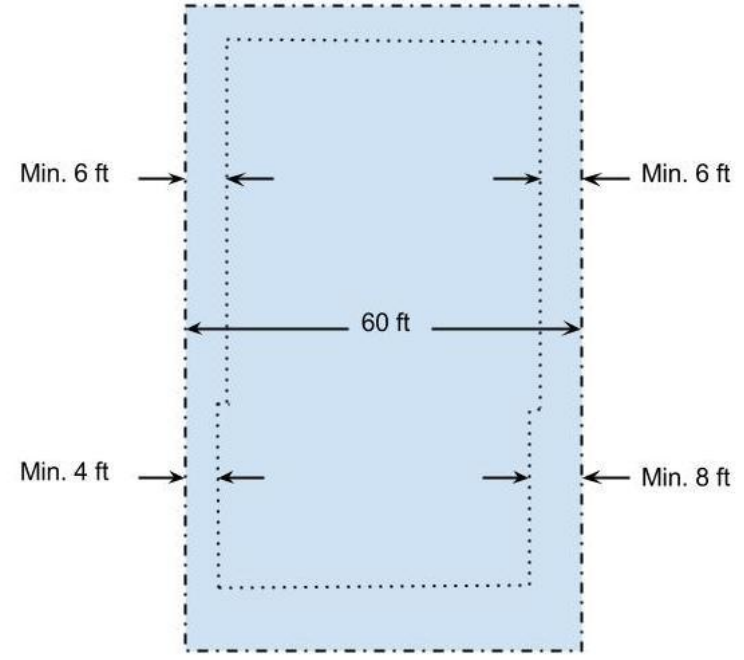
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# Proportional Setbacks

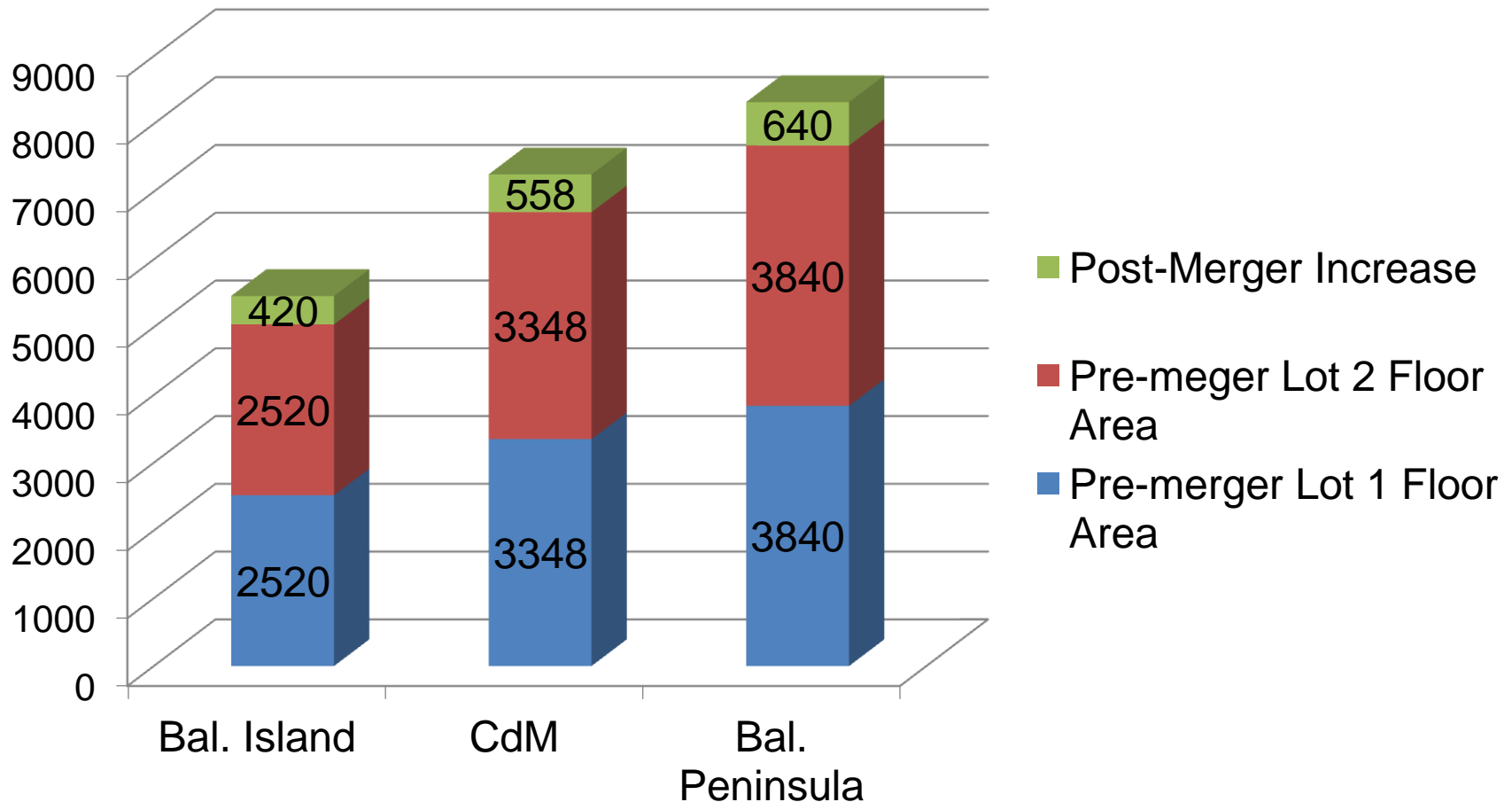
## FIXED



## VARIED



# Floor Area Analysis



# Floor Area Limits

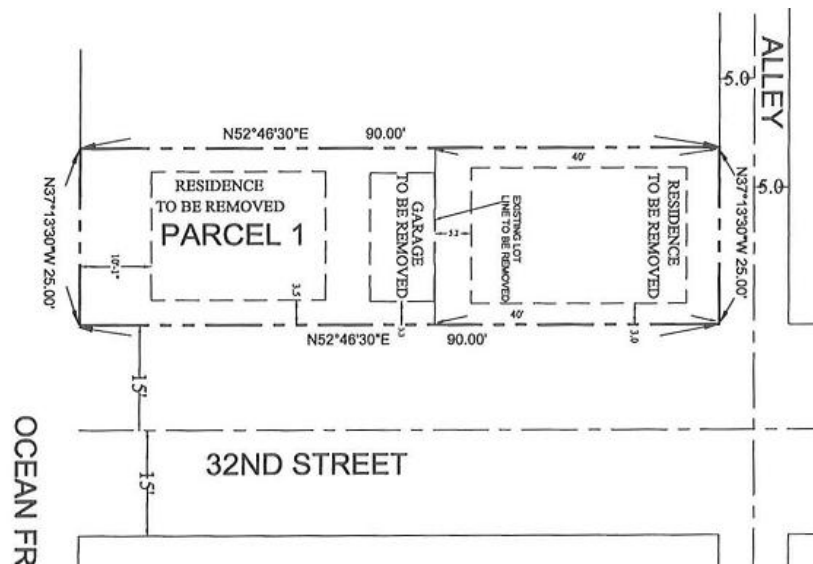


- 4-ft. side setback = 8.33% increase
- 5-ft. side setback = 4.17% increase
- 6-ft. side setback = 0.00% increase

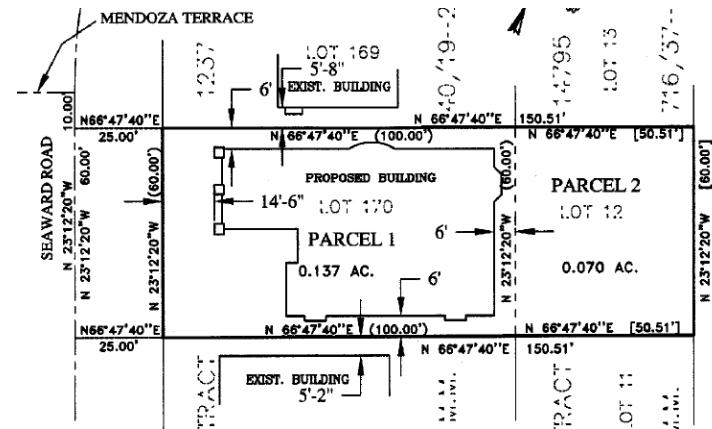
# Atypical Lot Mergers



## BALBOA PENINSULA

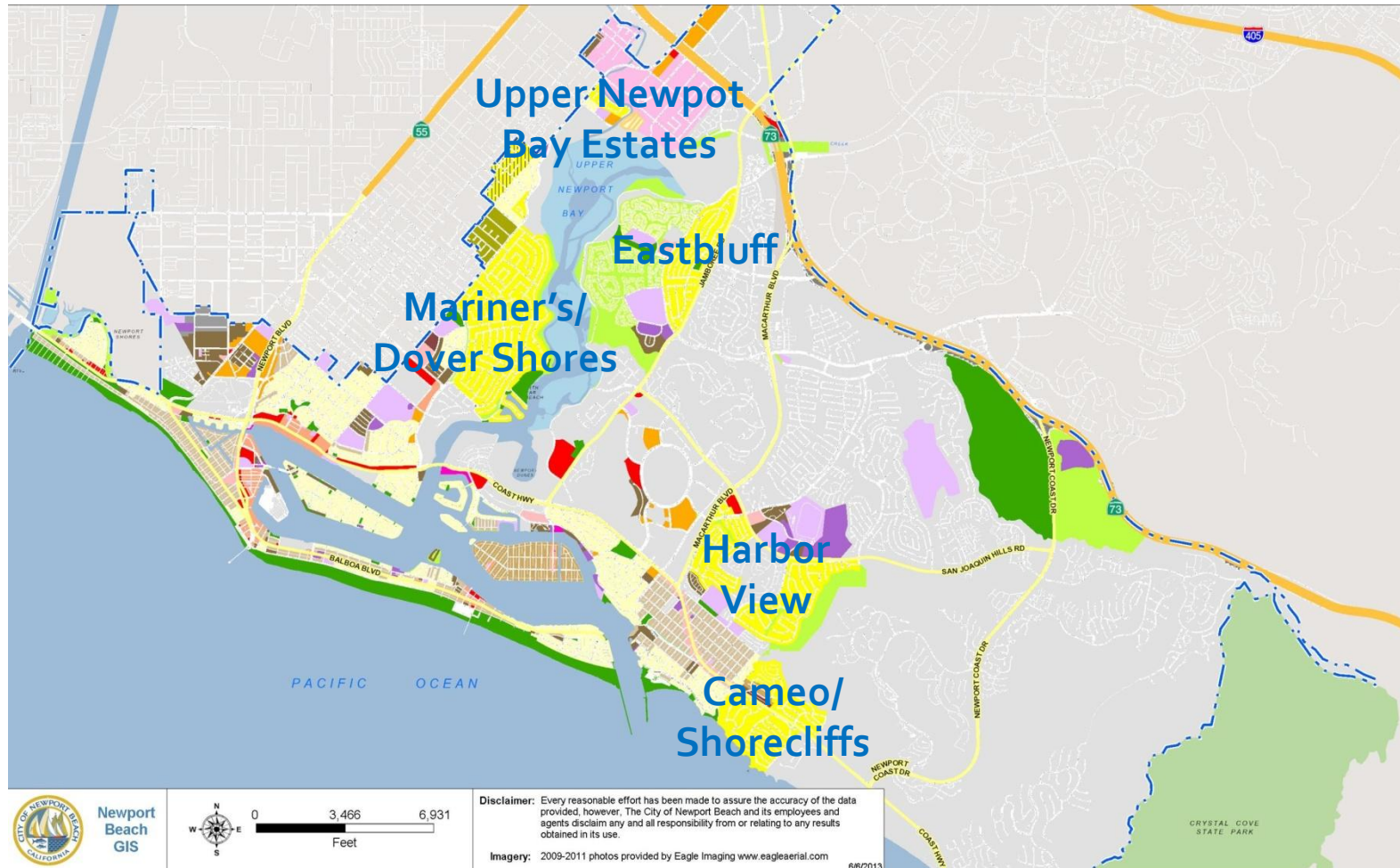


## CORONA HIGHLANDS

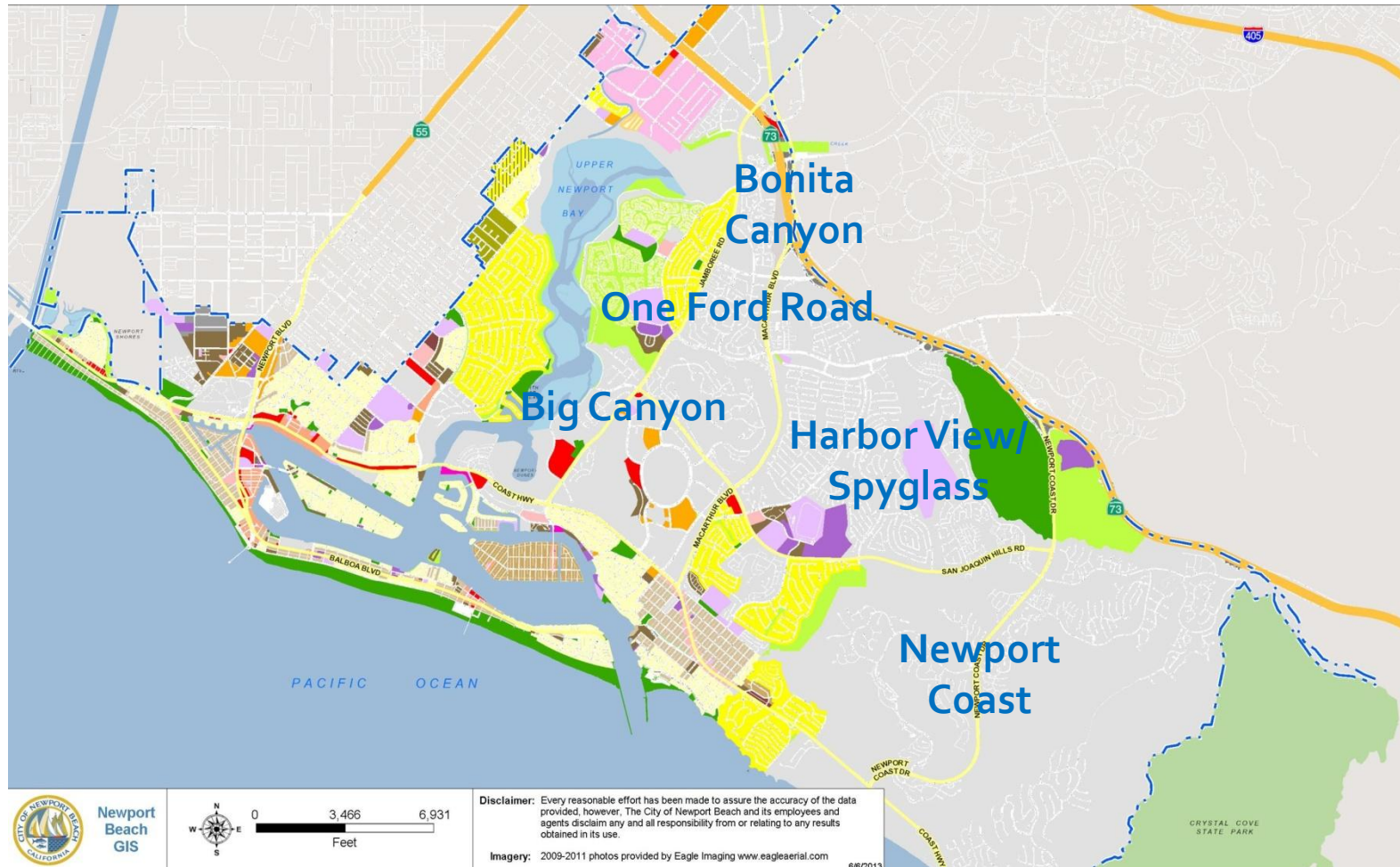


# R-1 Zoning Districts

## Lot Coverage



# PC Districts Lot Coverage



# Challenges

- Revised Findings
  - Subjective, uncertainty for property owners
  - Case by case
- Revised Development Standards
  - Variations in lot size, width, area, and orientation
  - Floor area limits v. lot coverage areas
  - Lack of common standards, more uncertainty



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